



MEMORANDUM

TO: City Council

FROM: Phil Nachbar, Senior Planner / Downtown Development

RE: Summary of Fanno Creek Master Plan RFP

DATE: 11-08-06

Summary of Fanno Creek Master Plan RFP

Proposed Timelines:

- | | |
|--------------------------------|----------------------|
| • RFP Issued | November 27, 2006 |
| • Deadline to receive Proposal | January 5, 2007, 5pm |
| • Consultant Interviews | January 15-19, 2007 |
| • Contract Award | February 13, 2007 |
| • Execution of Contract | February 19, 2007 |

Background:

Tigard has, over the past 3 years, undertaken extensive planning for its Downtown, which has remained underutilized, but with high potential for redevelopment. In August of 2006, Council adopted the *Downtown Implementation Strategy*, a comprehensive strategic action plan for the Downtown. One of three primary strategies is to “develop Fanno Creek Park and the Open Space System in Downtown.” The development of a master plan for Fanno Creek Park is a budgeted project for this fiscal year, FY 06-07.

Project Area:

Fanno Creek Park is a linear park (21.8 acres) and is located along the southwestern edge of Downtown from Hall Blvd on the east, to Main Street on the west. The project area for the Fanno Creek Park master plan will include the park itself, the Fanno Creek Trail west of Main St. to Grant Street, and potential park expansion areas including two adjoining floodplain properties. Expansion of the park, to include the approximately 4.5 additional acres, supports the goal of restoring the natural watershed and providing adequate space for a multi-use, public plaza for the community.

Design Challenges / Direction for the Park and Public Plaza:

Fanno Creek Park: The Park presents several design challenges. Prior planning efforts and current discussions identify Fanno Creek Park as a passive nature preserve, in contrast to a more traditional park with active spaces. Situated along the regional Fanno Creek Trail, it presents the design opportunity to serve as an entryway to Downtown, and emphasize its unique ecological character. The Park will serve existing neighborhoods to the southwest and new higher density neighborhoods anticipated along the northeastern boundary from Hall Blvd. to Main Street.

Fanno Creek Park currently lacks definable spaces or a sequence of spaces. Viewpoints are limited and the Park does not visually read as a whole. The Park is ecologically fragmented with invasive and non-native species, poorly defined riparian zones, and lack of cohesive ecological areas. Light, spatial definition, sequence, access, viewpoints and ecological character represent design challenges.

Public Use Area: The development of a central gathering place adjacent to Fanno Creek Park is a key urban design element of the Downtown Improvement Plan. The Public Use Area (plaza) is situated between the larger open expanse of Fanno Creek Park and the future “Urban Creek Corridor”, a series of park blocks, north to south, through Downtown. It is the “heart” of the Downtown. General design challenges include melding programmatic uses within a cohesive design, designing a central pedestrian place with strong thematic character, and providing urban design direction as to the interface between the Public Use Area and adjacent future development. More specific design challenges include access and circulation between the Public Use area and the Park, surrounding streets, development and the future “Urban Creek Corridor”. Ultimately, the primary design goal for the Public Use Area is to create outdoor spaces which are varied, have strong spatial qualities, and serve the community. The notion of the Public Use Area serving as both public place and a space where the “ecological” is a principle component of its design is one potential theme to be explored.

Scope of Work:

The City of Tigard Community Development Department is seeking proposals from landscape architecture, architecture and urban design firms, as teams or consultant with demonstrated experience in park design and urban design.

Project Schedule (Phases I & II only)

Phase I: Technical Investigation, Opportunities and Constraints and Programming (synthesis) and Concept Design	Feb. – April '07
Phase II: Schematic Design	May – July '07
Phase III: Design Development / Review (City approval)	Aug. – Nov. '07
Phase IV: Construction Documents & Bids (City approval)	Dec. – May '08
Phase V: Construction Administration (City Approval)	June – Oct. '08

Note: This RFP is for Phases I and II only. Subsequent phases may be awarded at the sole discretion of the City.

Public Involvement Process:

This project will focus on the design of Fanno Creek Park and the Public Use Area, which is Downtown's central plaza space for the community. Because its design affects all residents of the community, broad community interest will be encouraged. There will be a steering committee, specific public meeting forums, input from Downtown businesses, local neighborhoods, local boards and commissions, and the community at-large will be solicited.

Design options and the final preferred designs will be displayed at several locations in the community in advance of the public meetings. Six (6) on-line newsletters are anticipated during the master planning process. A variety of activities are planned to keep the general public engaged as the project moves forward.

Public Meeting Forums (3)

- The first public meeting will be held at the beginning of the design process where initial park programmatic and design ideas are explored. This will also provide an opportunity to express a variety of ideas regarding general concept, opportunities and constraints.
- A second public meeting will combine an open house with a more formal presentation of conceptual design options.
- A third open house and discussion will center around the master plan at the Schematic Design level.

Steering Committee Meetings (7)

The Committee will be comprised of the following representation:

- City Center Advisory Commission (2)
- Local Neighborhoods adjoining park (2)
- Downtown Business Owners (2)
- Parks Board Members (2)
- Citizen At-Large (1)

Fanno Creek Park and Public Use Area

